

## Burlington Development Review Board

149 Church Street, City Hall

Burlington, VT 05401

[www.ci.burlington.vt.us/planning/boards/drbb/](http://www.ci.burlington.vt.us/planning/boards/drbb/)

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Austin Hart  
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Jonathan Stevens  
Brad Rabinowitz  
Bob Schwartz  
Kevin Stapleton  
Jim Drummond  
Andy Strauss (Alt.)  
Oscar Hernandez (Alt.)



### **BURLINGTON DEVELOPMENT REVIEW BOARD** **Wednesday, August 17, 2011 - 5:00 p.m.,** **Contois Auditorium, City Hall, 149 Church Street, Burlington, VT** **MINUTES**

**Present:** Michael Long (Vice Chair), Brad Rabinowitz, Jonathan Stevens, Bob Schwartz, Oscar Hernandez (Alt.), Andy Strauss (Alt.), Jim Drummond

**Staff:** Nic Anderson, Mary O'Neil

**Absent:** Ken Lerner, Scott Gustin, Kevin Stapleton, Austin Hart (Chair),

#### **I. Agenda**

No changes.

#### **II. Communications**

None.

#### **III. Minutes**

Two sets from July 19 and August 2. Will review and discuss at deliberative.

#### **IV. Consent**

- 1. 12-0043CA/CU: 1 CRESCENT BEACH DRIVE (RL-W, Ward 4) WALTER J SWIATEK**  
Replace damaged seawall with a new seawall. Repair and rebuild boathouse. No change in footprint. (Project Manager: Scott Gustin)

Both 1 and 11 Crescent Beach Drive applications to be heard as one. No members of the public present. Applicant present and has received staff comments and is comfortable with those.

J. Stevens moved to approve and adopt staff findings and conditions of approval.

Second by B. Schwartz

Vote: For 7-0 against.

- 2. 12-0056CA/CU: 11 CRESCENT BEACH DRIVE (RL-W, Ward 4) RICHARD GRUNERT**  
Repair and rebuild boathouse. No change in footprint. (Project Manager: Scott Gustin)

As above...

J. Stevens moved to approve and adopt staff findings and conditions of approval.

Second by B. Schwartz

Vote: For 7-0 against.

- 3. 08-167PD: 173-193 SAINT PAUL STREET (RH, Ward 5) MANSFIELD PROFESSIONAL BLDG**

Time Extension Request for Final plat for 34 residential units with parking and associated site modifications. (Project Manager: Scott Gustin)

Applicant present. No public present to speak. Happy with comments.

J. Stevens moved to grant time extension requested.

Second by B. Rabinowitz

Vote: For 7-0 against.

**V. Public Hearing**

**1. 12-0042CU: 204 SOUTH WILLARD STREET (I, Ward 6) LINDA WOLF/MICHELLE CAMPBELL**

Change of use from single family to bed and breakfast. One space parking waiver requested. (Project Manager: Mary O'Neil)

Applicant Michelle Campbell present. Has read staff comments. Handed out packet of information to the board. Understand considerations. Will be owner occupied. Found out afterwards that only three rooms were possible when they received the comments. Asking to have four rooms and variance on parking. Detailed application. Owners only have one car. Detailed future plans.

B. Rabinowitz asked M. O'Neil if lot coverage is defined by permeable.

M. O'Neil having pervious pavement does not achieve a bonus yet. Encouraged but currently no bonus.

M. Campbell detailed grass reinforcement.

M. Long current situation is that ordinance does not recognize a distinction.

M. Campbell currently have three parking spaces. Unlikely need to have four. Targeting to artists. Offering airport transportation, bus passes, bicycles. This could do away with double parking spot for the owner.

M. Long noted regulation requirements. Questioned if three could work at present.

M. Campbell. Would like to open with three and work on other items after that. Market towards students also. Public transportation at ends of street.

M. Long asked who would be owner occupant.

Shelly Voorhees, Linda Wolfs daughter would be owner occupant.

J. Stevens parking is quintessential problem for the city. Don't take it lightly. Asked timeframe on installing the parking.

M. Campbell would be two or three years for the grass paving to be installed because of costs.

B. Rabinowitz note there could be problems with grass growth.

J. Stevens asked about the pavement proposal.

M. O'Neil we do not have an application for this at present. The plan shows 100% coverage under today's ordinance.

B. Rabinowitz so the application today is for one space parking waiver. Would they be able to do three rooms.

S. Voorhees would not be economically feasible.

J. Stevens asked M. O'Neil about the distinction of variances vs waivers.

M. Campbell asked if there was a distinction of bedrooms vs beds.

M. Long ordinance goes by bedrooms.

M. Campbell asked if they could do three bedrooms and then ask for a variance.

B. Rabinowitz asked on timeframes.

S. Voorhees would like to open in two months.

M. Long closed public hearing at 5.23pm.

**2. 12-0053CA/: 371 MAPLE STREET (I, Ward 6) CHAMPLAIN COLLEGE INC**

38,290 sf addition to Hauke Center for classrooms, transit lounge, coffee shop, bike storage & offices. (Project Manager: Ken Lerner/Mary O'Neil)

Applicant M. George Present. A. Strauss recused. M. George detailed Champlain College History. This is the second phase of the CCM addition (Hauke Center addition)

Architects Colin Lindberg and Brian Leet present.

J. Stevens would like them to highlight staffs specific concerns.

Adam Portz and Beth Isler. Here to deal with handicap parking spaces. Would be reduction of one handicap space over the whole campus. Shuttles will include accessibility. Number of parking spaces meets the Federal ADA guidelines.

B. Rabinowitz noted project displacing parking spaces.

B. Isler Will be a net loss. New 266 spaces in Lakeside Avenue were not in Joint Institutional Parking Management Plan (JIPMP) will make up loss.

B. Rabinowitz asked about updates.

M. George the JIPMP yearly update will reflect this update.

B. Isler total of 466 spaces down at Lakeside. Net loss is 26 spaces.

J. Stevens noted DAB comments. Asked about staff recommendations to monitor mid lot crossing. Asked what options would be available if students don't use crossing. Would like reasoning.

B. Isler CCTA shelter there and no crosswalk so mid block and not really a destination to cross to on the west. Don't expect it to be thoroughfare across Maple Street. Can certainly monitor it.

J. Stevens if they need to monitor how would it be done.

B. Isler would do traffic count for peak hours with someone counting.

J. Drummond asked about location.

M. George came up at DAB. Will have temporary screen to direct traffic and pedestrians. Would be more of a bus area and others would use other entrances. Willing to look at it and monitor.

B. Rabinowitz wants to know about building layout.

J. Stevens asked about lighting.

M. George would like down lighting which would also supplement walkways. Under eaves. LED's so it can be pointed in the right directions. Agree to have lighting and landscaping to have students follow paths.

B. Leet detailed the building design.

B. Rabinowitz asked about stormwater.

K. Worden new stormwater treatment system. Noted comments and have email from Friday from M. Moir stating that its 99% approved and just needs the maintenance plan approved. Detailed stormwater containment tanks proposed. Can separate stormwater and sewerage.

J. Drummond asked if increase in coverage.

K. Worden, building smaller than parking lot but more pavement. Will be permeable but will be coverage. 29 new trees with 9 removed so will be more transpiration. Net increase in coverage.

A. Portz detailed landscape plan. Goals to preserve streetscape. Open to read to the street. Reinforced pedestrian promenade with smaller trees to not block views from the terrace and provide emergency access. New walkway on south side of auditorium will improve pedestrian circulation for whole campus. Service trucks will come down promenade.

J. Drummond asked about paving materials in promenade.

A. Portz detailed. Brick and some quartzite banding. Promenade with exposed aggregate with banding.

C. Lindberg detailed architecture. Interior layout. Detailed materials outside. Inside more contemporary.

B. Rabinowitz commented on tower roofing. Asked about terrace lighting.

C. Lindberg would have lighting within railings. Masonry rail.

M. Long considered applicants sworn in.

M. George detailed tower. Geothermal units. Will go with Green Globes certification. LEED gold equivalent.

J. Stevens complemented the Hauke Building.

No public to speak.

Closed Public Hearing 5.58pm.

**VI. Other Business**

**VII. Adjournment**

Adjourned at 6pm.

Deliberative undertaken at 5pm on August 22nd.

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A. Hart, Chair, Development Review Board

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Date

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Nic Anderson, Planning and Zoning Clerk